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City of Paterson
Zoning Board of
Adjustment

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Mayra Torres-Arenas
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, FEBRUARY 8, 2024
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2023-049 - 7:30P.M.**
Baraka Halal Grocery, LLC
76 Gould Avenue & 388 Pacific Street,
B# 6902 & 6803, L(S)# 1, 2, 25, 26, 31 & 14

The applicant proposes an addition to an existing 2½ structure to expand a retail/commercial use whereas this is not permitted in the zone. The applicant proposes demolition of an existing 2½ frame dwelling facing Gould Avenue, 1½ story frame dwelling along with an accessory structure facing Pacific Street and existing 2½ story frame dwelling facing Sussex Street. The applicant proposes to construct a new (2) two-story addition to accommodate an expansion of an existing retail space as well parking. The applicant proposes cashier/check-out stations, island refrigerators, display freezers, shelving for food products, loading areas and storage on the 1st floor. The applicant proposes (2) two loading dock entrances facing Gould Avenue. The applicant proposes continued retail space and storage on the 2nd floor.

Requires Site Plan Approval, Bulk Variances and Use Variance.
-FIRST APPEARANCE

- 2. ID# 2022-078 - 8:00P.M.**
Elite MSO, LLC
581-583 Broadway,
B# 3412, L(S)# 13, 14, 15

The applicant proposes demolition of an existing 2½ story commercial building and proposes to build a new multiple dwelling low rise building. The applicant proposes to construct a (5) five-story structure to accommodate (32) thirty-two residential units, One (1) studio apartment, two (2) one-bedroom and five (5) two bedroom on the 2nd, 3rd, 4th and 5th floors with ground parking. The applicant proposes a lot width of 117.75'ft. whereas 150'ft. is required. The applicant proposes a front yard setback on Broadway at 2 'ft. whereas 25 'ft. is required. The applicant proposes a front yard setback on East 26th Street at 2'ft. whereas 25'ft. is required. The applicant proposes side yard setback at 4'ft. whereas 15'ft. is required. The applicant proposes a rear yard setback at 4'ft. whereas 20'ft. is required. The applicant proposes a floor area ratio at 3.3 whereas 1.4 is permitted. The applicant proposes lot coverage at 82.50% whereas 20% is permitted. The applicant proposes 33 parking spaces whereas 61 spaces is required.

Requires Site Plan Approval, Bulk Variances and "D" Variance
- FIRST APPEARANCE

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday-Friday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY